145.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,200 / 760,200
					USE VALUE:	760,200 / 760,200
					ASSESSED:	760,200 / 760,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL JAMES O
Owner 2:	
Owner 3:	
Street 1:	127 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	309,100	800	450,300	760,200
Total Card	0.109	309,100	800	450,300	760,200
Total Parcel	0.109	309,100	800	450,300	760,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.84 /Parcel: 397.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95417

GIS Ref

GIS Ref

Insp Date 10/01/18

!11370!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,100	800	4,762.	450,300	760,200		Year end	12/23/2021
2021	101	FV	300,000	800	4,762.	450,300	751,100		Year End Roll	12/10/2020
2020	101	FV	300,000	800	4,762.	450,300	751,100	751,100	Year End Roll	12/18/2019
2019	101	FV	225,700	800	4,762.	422,100	648,600	648,600	Year End Roll	1/3/2019
2018	101	FV	225,700	0	4,762.	349,000	574,700	574,700	Year End Roll	12/20/2017
2017	101	FV	225,700	0	4,762.	320,800	546,500	546,500	Year End Roll	1/3/2017
2016	101	FV	225,700	0	4,762.	292,700	518,400	518,400	Year End	1/4/2016
2015	101	FV	217,800	0	4,762.	287,100	504,900	504,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:24:22

LAST REV

Date	Time
10/15/18	10:50:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11370

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	903-63		4/1/1978		49,000	No	No	Y	

USER DEFINED

Prior Id # 1:	95417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
11/16/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.28025210
Const Adj.:	0.99495000
Adj $ / SQ:	178.330
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419944
Depreciation:	110865
Depreciated Total:	309079

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

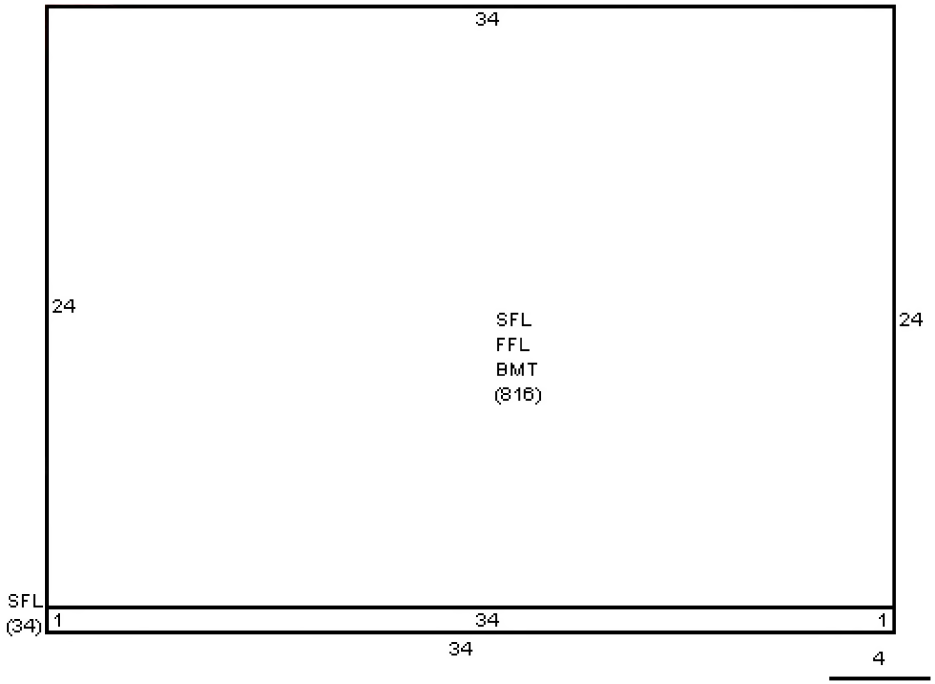
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	178.330	151,581
BMT	Basement	816	58.630	47,846
FFL	First Floor	816	178.330	145,517
	Net Sketched Area:	2,482	Total:	344,944
Size Ad	1666	Gross Area	2482	FinArea 1911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.33
Special Features:	0	Val/Su Net:	124.54
Final Total:	309100	Val/Su SzAd	185.53

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X20	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800